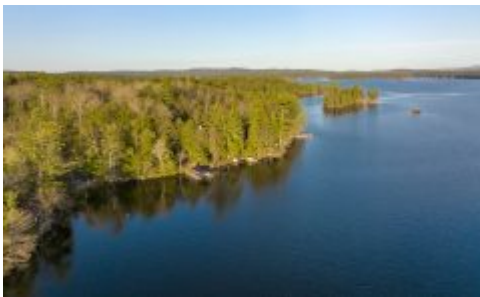


# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

14 CLEMENT RD



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# PONCET & PONCET

*L'Immobilier d'Exception*  
— F R A N C E —

## 14 CLEMENT RD

The ultimate lakefront house on Lake Winnepesaukee in Moultonborough is ready for the next stewards to enjoy the beautiful sunsets, 320 feet of waterfront, spacious gathering areas, and 6 bedrooms all lakeside to accommodate family and friends. This home's incredible stonework is something to behold including a front entry featuring an innovative design with floor-to-ceiling stonework and a glass rooftop. Granite steps with custom railings lead to the living/kitchen areas on one side and the office/primary bedroom on the other. The open concept main area with large windows and sliders to the full-length deck features a sunken living room with gas fireplace surrounded by floor-to-ceiling stonework, separate dining area with vaulted ceiling, and a well-thought-out kitchen with tall cabinets, gourmet appliances, and plenty of seating. A butler's pantry with sink, counters and cabinets offers additional storage. A screened porch is conveniently located off the kitchen and includes a built-in gas grill with stone surround for evening picnics and a potting room with beamed ceiling and sink is perfect for addressing the many built-in planters on the deck. On the south side of the home, the spacious primary bedroom overlooks the water with sliders to a private deck. A gas fireplace with stone surround anchors one side and an amazing open stone tile shower the other connecting to the primary bathroom and dressing rooms. A small room connects the bedroom to the large two-tiered office with a large space for a desk, windows to the view, gas fireplace and half-bathroom. Stone steps lead to the walk-out ground level with 5 additional bedrooms, two with fireplaces, sliders to the decks and two full bathrooms, a sitting room, laundry room, and utility closets. The waterfront features a U-shaped dock with canopy, patio with firepit to gather around and watch the sunsets, a level yard for games, and two entry points along the shore for swimming and launching a kayak or canoe. The property is located on beautiful Moultonborough Neck and is just 9.9 miles to Center Harbor and 14.4 miles to Meredith. The well-known Old Country Store and Museum is just down the road. In addition to the plethora of recreational activities that come with living on the lake, the Lakes Region is also home to great restaurants, golf, attractions such as Castle in the Clouds, and a variety of hiking trails whose summits overlook the lake.

Prix : \$4,500,000.00 USD



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